

## £120,000 Shared Ownership

The Fallows, Taverham, Norwich, Norfolk NR8 6GD



- Guideline Minimum Deposit £12,000
- Two Storey, Three Bedroom, Semi Detached House
- Living Room plus Kitchen/Dining Room
- Rear Garden with Large Outbuilding
- Guide Min Deposit Dual £30.3k | Single £36.5k
- Approx. 771 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £240,000). A great chance to buy a three-bedroom family home. This smartly-presented, semi-detached property has a front reception room with double doors leading through to a semi-open-plan kitchen/dining room. A sliding glazed door provides access to a south/south-west-facing rear garden with lawn, large timber outbuilding and decked seating area. On the first floor of the house is a spacious main bedroom with fitted wardrobe plus two further bedrooms and a naturally-lit bathroom. A driveway provides space for off-street parking and Norwich city centre can also be reached via bus from nearby Fakenham Road. The nearest junior and secondary schools are Ofsted-rated 'Good' and Ghost Hill Infant and Nursery School has been reviewed this year and considered 'Outstanding'. The property is offered chain free.

**Housing Association:** Clarion.

**Tenure:** Leasehold (currently 99 years from 01/03/1995, 50 year extension in progress).

**Minimum Share:** 50% (£120,000). The housing association will expect that you will purchase the largest share affordable.

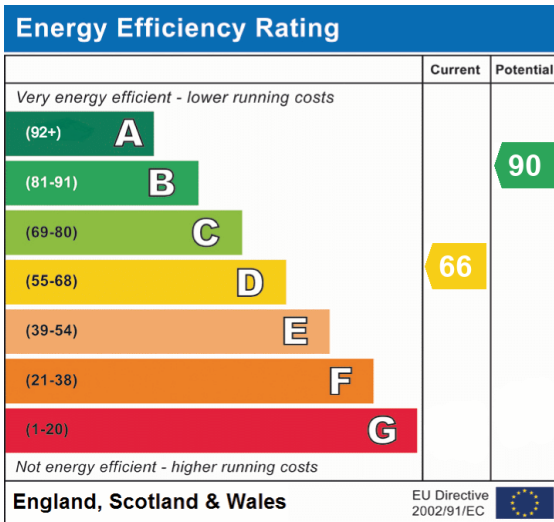
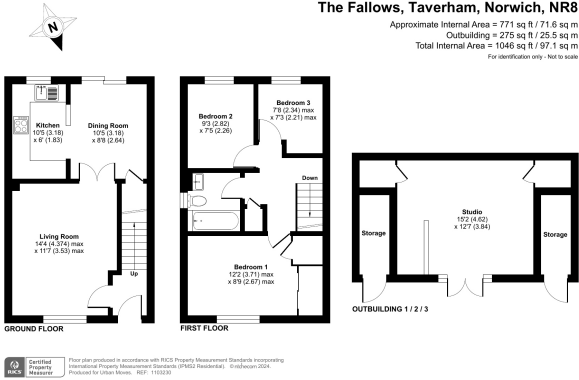
**Shared Ownership Rent:** £351.00 per month (subject to annual review).

**Service Charge:** £25.51 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £30,300 | Single - £36,500 (based on minimum share and 10% deposit).

**Council Tax:** Band B, Broadland District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Living Room

14' 4" max. x 11' 7" max. (4.37m x 3.53m)

#### Dining Room

10' 5" x 8' 8" (3.17m x 2.64m)

#### Kitchen

10' 5" x 6' 0" (3.17m x 1.83m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' 2" max. x 8' 9" max. (3.71m x 2.67m)

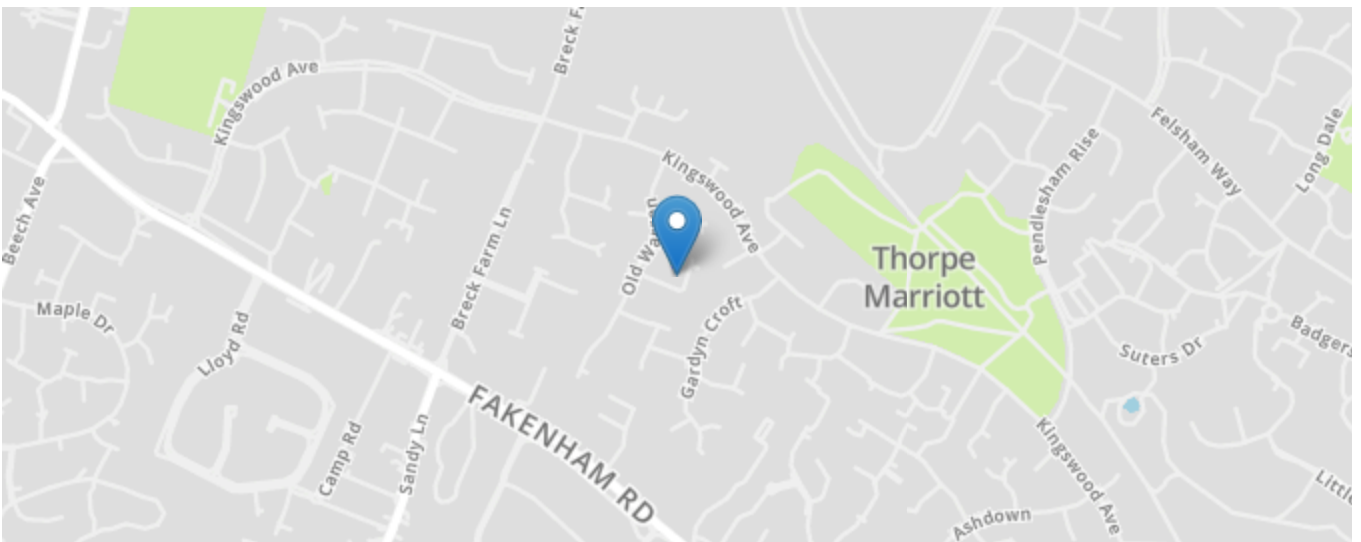
#### Bedroom 2

9' 3" x 7' 5" (2.82m x 2.26m)

#### Bedroom 3

7' 8" max. x 7' 3" max. (2.34m x 2.21m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.